

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Woodland Redevelopment Agency

Successor Agency to the Former
Redevelopment Agency: Woodland Successor Agency

Entity Assuming the Housing Functions
of the former Redevelopment Agency: Woodland Housing Successor Agency

Entity Assuming the Housing Functions
Contact Name: Wendy Ross Title Economic Dev. Manager Phone (530) 661-5921 E-Mail Address wendy.ross@cityofwoodland.org

Entity Assuming the Housing Functions
Contact Name: Dan Sokolow Title Senior Planner Phone (530) 661-5927 E-Mail Address dan.sokolow@cityofwoodland.org

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input type="checkbox"/>
Exhibit B- Personal Property	<input type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input type="checkbox"/>
Exhibit F- Rents	<input type="checkbox"/>
Exhibit G - Deferrals	<input type="checkbox"/>

Prepared By: Dan Sokolow

Date Prepared: 26-Jul-12

City of Woodland
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/		Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency		Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
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a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Woodland
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Woodland
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Woodland
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Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Yes, Partially (67,000)	1,317,000	April 4, 2008	Fair Plaza Sr. Apts, L.P.	Acq/Rehab Proj	Yes	April 4, 2039	3.5% simple	1,512,493
2	No	1,550,000	Jan. 11, 2005	Heritage Oaks, L.P.	Acq/Rehab Proj	Yes	Aug. 22, 2014	3% simple	1,897,285
3	No	1,000,000	Dec. 18, 2001	Comnty Hsng Opps Corp (CHOC)	Acq/Rehab Proj (Casa Del Sol)	Yes	Jan. 31, 2013	3% simple	1,316,027
4	Yes	150,000	Dec. 27, 2000	CHOC	Acq (Woodland Mobile Home Pk)	Yes	Dec. 31, 2023	5% simple	109,368
5	Yes	245,077	Jan. 10, 1994	CHOC	Rehab Proj (Hotel Woodland)	Yes	Jan. 10, 2024	4.44% simple	446,070
6	No	50,000	Oct. 18, 1995	CHOC	See Item #5	Yes	Oct. 18, 2025	4.44% simple	87,076
7	Yes, see Note 1	47,900	May 9, 2003	Greenwood, see Note 1	Mortgage Assist	Yes	May 29, 2048	5.25% simple	70,898
8	Yes, see Note 1	50,900	May 21, 2003	Greenwood, see Note 1	Mortgage Assist	Yes	May 21, 2048	5.25% simple	75,250
9	Yes, see Note 1	67,400	June 9, 2003	Greenwood, see Note 1	Mortgage Assist	Yes	June 9, 2048	5.25% simple	99,458
10	Yes, see Note 1	68,500	May 20, 2003	Greenwood, see Note 1	Mortgage Assist	Yes	May 20, 2048	5.25% simple	101,279
11	Yes, see Note 1	50,900	March 25, 2003	Greenwood, see Note 1	Mortgage Assist	Yes	March 25, 2048	5.25% simple	75,667
12	Yes, see Note 1	47,900	April 18, 2003	Greenwood, see Note 1	Mortgage Assist	Yes	April 18, 2048	5.25% simple	71,043
13	Yes, see Note 1	53,400	April 18, 2003	Greenwood, see Note 1	Mortgage Assist	Yes	April 18, 2048	5.25% simple	0, see Note 2
14	Yes	27,900	June 30, 2009	SLSP, see Note 3	Mortgage Assist	Yes	June 30, 2039	3% simple	30,506
15	Yes	45,000	Oct. 30, 2009	SLSP, see Note 3	Mortgage Assist	Yes	Oct. 30, 2039	3% simple	48,503
16	Yes	47,030	Jan. 14, 2010	SLSP, see Note 3	Mortgage Assist	Yes	Jan. 14, 2040	3% simple	50,541
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Notes

Loan balances are calculated through June 30, 2012 with the exception of Item 13. The loan listed on Item 13 was paid off on July 16, 2012.

Note 1: Each loan consisted of funds from RDA Low-Mod Housing Fund and a reduced purchase price subsidy. The loans were provided to low and moderate income households purchasing homes in the Greenwood Subdivision. Individual loan files are maintained by the Woodland Housing Successor Agency. Principal forgiveness starts for each loan after ten years of home ownership. After 45 years of home ownership, the principal and accrued interest are forgiven. Interest is not assessed unless the borrower/property owner sells prior to a 45-year period. The loan balances include accrued interest through June 30, 2012.

Note 2: The loan was paid off on July 16, 2012.

Note 3: Loans were provided to low income households purchasing homes in the Spring Lake Specific Plan area. Individual loan files are maintained by the Woodland Housing Successor Agency.

City of Woodland
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Woodland
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Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals

City of Woodland

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
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